

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for storage, warehouses, service garage and a lat. yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Andrew Celmer
(Type or Print Name)
Signature
Theresa Celmer
(Type or Print Name)
Signature
Address
1355 Riverside Avenue, East
Baltimore, MD 21221
City and State

Attorney for Petitioner:
Robert J. Romadka/John B. Gontrum
(Type or Print Name)
Signature
809 Eastern Blvd.
Baltimore, MD 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. Andrew Celmer
1355 Riverside Ave. East 687 2516
Address

Attorney's Telephone No.: 686 8274

ORDER RECEIVED FOR FILING
DATE July 12, 1981
BY [Signature]
SUBMITTED By The Zoning Commissioner of Baltimore County, this 3rd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of August, 1981, at 9:30 o'clock A.M.

Z.C.O.-No. 1 (over)

January 8/11/81 9:30 AM

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #219, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Andrew and Theresa Celmer
Location: S/S Mitchell Road 2054.62' E. of Bay Avenue
Acres: 4.70
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Since the petition is to approve a non-conforming use, there are no site planning factors requiring comment at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE July 12, 1981
BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 12, 1981
BY [Signature]

- 2 -

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S Mitchell Rd., 2054' : OF BALTIMORE COUNTY
S of Bay Ave., 15th District :
ANDREW CELMER, et ux, Petitioners : Case No. 82-36-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of July, 1981, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire and John B. Gontrum, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioners.

John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: July 27, 1981
Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-36-SPH Item 219

Petition for Special Hearing
South side of Mitchell Rd., 2,054' S of Bay Avenue
Petitioner- Andrew Celmer, et ux

Fifteenth District

HEARING: Tuesday, August 11, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG: JGH: ab

Robert J. Romadka, Esquire
John B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221

Frank S. Lee
1277 Belvedere Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1981

William E. Hammond
Zoning Commissioner

Petitioner Andrew Celmer, et ux
Petitioner's Attorney Romadka/Gontrum, Esq.

Reviewed by Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the petition and appearing that by reason of the following finding of facts:

1. The petitioners herein, Andrew and Theresa Celmer, seek to establish the existence of nonconforming uses for a contractor's equipment storage yard, warehouse, service garage for the repair of boats and cars, and boat yard, as shown on the site plan prepared by Frank S. Lee, dated April 13, 1981, and marked Petitioners' Exhibit 1. The subject property is located on the south side of Mitchell Road, south of Bay Avenue, and consists of 4.70 acres of land within a tract comprising a total of 30.75 acres.
2. Andrew Celmer testified that his father bought the 30.75-acre tract in 1937 and used the property, or leased it to others, for boat and automobile repairs, storage of excavating equipment, and a plumbing business. He introduced photographs showing the various buildings existing on the 4.70-acre site (Petitioners' Exhibits 2a through 2f) as pointed out the specific uses contained within the buildings, i.e., building #1 - boat and automobile repairs and storage; building #2 and part of building #3 - boat and automobile repairs, including welding and painting; and those parts of building #1, building #2, and building #4 - used by others for a plumbing business, automobile body shop, and engine and boat repairs. These exhibits also show various and sundry pieces of excavating equipment stored on the site. Mr. Celmer further testified that the balance of the property was used to farm corn.
3. Dorothy Tuck, in support of Mr. Celmer's testimony, stated that she had been familiar with the property since 1934; that her husband, a pipe fitter, stored equipment and material in a part of building #2; and that between 1943 through 1976, boat and automobile repairs were being conducted on the property. She moved in 1976, but has returned to the area occasionally, thereby enabling her to observe the continued operation of these uses. Mrs. Tuck's daughter, Dorothy Weir, was able to corroborate the testimony of her mother and Mr. Celmer since she had lived in the area until her marriage in 1954.
4. No one appeared at the hearing in opposition to the petition.
5. The finding of nonconforming uses being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of July, 1983, that the nonconforming uses for a contractor's equipment storage yard, warehouse, service garage for the repair of boats and cars, and boat yard, in accordance with Petitioners' Exhibit 1, have existed and have been conducted on the subject 4.70-acre property prior to the adoption of the Baltimore County Zoning Regulations and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. The existing improvements, including the boat storage area and boat ramp, shall be consistent with the use and area shown for each building on Petitioners' Exhibit 1, subject only to any increase that may be allowed or provided for in Section 104 of the zoning regulations.
 2. Compliance with the comments submitted by the Department of Health, dated June 29, 1981, regarding any increased usage of the existing improvements requiring new or additional toilet facilities in the same building and the installation of a septic system.
 3. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming uses.
- Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming uses.

ORDER RECEIVED FOR FILING

DATE

BY

FILE



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 29, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 219, Zoning Advisory Committee Meeting of June 2, 1981, are as follows:

Property Owner: Andrew & Theresa Celmer
Location: S/S Mitchell Road 2054.62' E. of Bay Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to approve a non-conforming use for storage, warehouses, service garage and boat yard.
Acres: 4.70
District: 15th

The existing buildings presently used as service garages do not have any toilet facilities located in the same buildings. The only available facilities are located in the owner's dwelling, which is a maximum distance of 250' from the buildings being used.

The dwelling is served by metropolitan water and a private sewage disposal system. With the only available sanitary facilities being located at such a distance from the buildings being utilized for car and boat repairs, this Department feels that the existing facilities are inadequate. Any increased usage of the buildings involving additional tenants or employees will necessitate that new toilet facilities, located in the same building and a septic system be installed; subject to favorable soil percolation test results.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

137/fth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 31, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert J. Romacka, Esquire
John B. Contrus, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Item No. 219
Petitioner - Andrew Celmer, et ux
Special Hearing Petition

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to prove that the existing commercial operations on the subject property are legal nonconforming uses, this hearing is required. This property is the subject of a zoning complaint (C-81-731) which has been held in abeyance pending the outcome of this hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:beo

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Andrew & Theresa Celmer

Location: S/S Mitchell Road 2054.62' E. of Bay Avenue

Item No.: 219 Zoning Agenda: June 2, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capit Kelly 7-15-81* Noted and Approved: *George M. Nagand*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 7, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #219 (1980-1981)
Property Owner: Andrew & Theresa Celmer
S/S Mitchell Road 2054.62' E. of Bay Avenue
Acres: 4.70 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Bay Avenue, Mitchell Road and Riverside Avenue, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways; Bay Avenue and Mitchell Road on 50-foot rights-of-way and Riverside Avenue in this vicinity on a 40-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

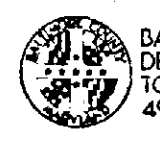
Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodation of storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED JAKESKI, JR.
DIRECTOR

June 5, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #219 Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Andrew & Theresa Celmer
Location: S/S Mitchell Road 2054.62' E. of Bay Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to approve a non-conforming use for storage, warehouses, service garage and boat yard.

Acres: 4.70
District: 15th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction, or alterations.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Comments: See attached sheet 2.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Item #219 (1980-1981)
Property Owner: Andrew & Theresa Celmer
Page 2
July 7, 1981

Storm Drains: (Cont'd)

This parcel is water front property. Highest tide recorded in this area is Elevation 8.676.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 4-inch water main in Riverside Avenue, and public 8-inch water mains in Bay Avenue and Mitchell Road.

This property is within the Baltimore County Metropolitan District. This parcel and a considerable portion of the overall property is outside the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-238, as amended, respectively indicate "Existing Service" and "No Planned Service" in the area.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, F.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

E-NE Key Sheet
8-10 SE 34 & 35 Pos. Sheets
SE 2 & 3 1 Topo
104 Tax Map

=2=

June 5, 1981

ITEM NO. 219 Zoning Advisory Committee Meeting June 2, 1981

- I. COMMENTS: Section 105.1 as amended and Section 119.3 appears to be applicable here. However, the present code does require that any future tenants of the same use group "S-1" (moderate hazard storage) be separated from adjoining tenants by a one hour rated dry wall partition. Tenants of any other Use Group - "C" Mercantile; "B" Business; or any of the other Building Code classifications of Article II will require a change of occupancy permit and fire separation as designated in Table 902, by Section 213 under mixed uses. All other aspects of the Code will also apply to future tenants regardless of classification.

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
4-24-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 30, 1981

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
S/s of Mitchell Rd., 2,054' S of Bay Ave.
Andrew Celmer, et ux - Petitioners
Case #82-36-SPH

Dear Mr. Romadka:

This is to advise you that \$62.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 12, 1983

Robert J. Romadka, Esquire and
John B. Gontrom, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
S/S of Mitchell Road, 2,054' S of Bay Avenue -
15th Election District
Andrew Celmer, et ux - Petitioners
NO. 82-36-SPH (Item No. 219)

Gentlemen:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

MICROFILMED

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

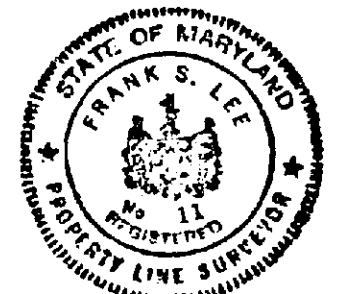
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

April 25, 1981

Andrew Celmer property
15th District Baltimore County, Maryland

Beginning for the same on the south side of Mitchell Road at the distance of 20'.62 feet measured along the east side of Mitchell Road ^{South} from the centerline of Bay Avenue, thence leaving Mitchell Road and running for five lines of division as follows:- South 2 degrees 50 minutes West 120 feet, South 71 degrees 58 minutes East 15.60 feet, South 13 degrees 09 minutes East ^{313.50} feet, South 83 degrees 02 minutes West 465 feet and North 1 degree 10 minutes East 574.54 feet to the south side of Mitchell Road, and thence running and binding on the south side of Mitchell Road South 76 degrees 36 minutes East 380 feet to the place of beginning.

Containing 4.70 acres of land more or less.



MICROFILMED

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

July 14, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
S/s Mitchell Rd., 2,054' S of Bay Ave.
Andrew Celmer, et ux - Petitioners
Case #82-36-SPH

DATE: Tuesday, August 11, 1981

TIME: 9:30 A.M.

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

PETITION FOR SPECIAL HEARING

15th-DISTRICT

ZONING: Petition for Special Hearing
LOCATION: South side of Mitchell Rd., 2,054' S of Bay Avenue
DATE & TIME: Tuesday, August 11, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for storage, warehouses, service garage and boat yard.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Andrew Celmer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 11, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 7/25/81
Posted for: Petition for Special Hearing
Petitioner: Andrew Celmer
Location of property: 215 Mitchell Rd., 2054' S of Bay Ave.
Location of Signs: Spring Mitchell Rd. at Bay Ave.
Remarks: None
Posted by: Wm. Hammond Signature Date of return: 7/31/81

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WPH</i>										
Previous case:										

Revised Plans:
Change in outline or description Yes
Map # _____ No

PETITION FOR SPECIAL HEARING - 15th DISTRICT

LOCATION: South side of Mitchell Rd., 2054' S of Bay Avenue
DATE & TIME: Tuesday, August 11, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for storage, warehouses, service garage and boat yard.

All that parcel of land in the Fifteenth District of Baltimore County
Beginning for the same on the south side of Mitchell Road at the distance of 20'.62 feet measured along the east side of Mitchell Bay Avenue, thence leaving Mitchell Road and running for five lines of division as follows: South 2 degrees 50 minutes West 120 feet, South 71 degrees 58 minutes East 15.60 feet, South 13 degrees 09 minutes East 313.50 feet, South 83 degrees 02 minutes West 465 feet and North 1 degree 10 minutes East 574.54 feet to the south side of Mitchell Road, and thence running and binding on the south side of Mitchell Road South 76 degrees 36 minutes East 380 feet to the place of beginning.
Containing 4.70 acres of land more or less.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 23rd day of August, 1981, the first publication appearing on the 23rd day of July, 1981.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ _____

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100450

DATE: 8/17/81

ACCOUNT: 01-662

AMOUNT: \$62.00

RECEIVED FROM: Theresa Celmer

FOR: Posting & Advertising of Case #82-36-SPH

MICROFILMED

811 9245 17

52.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 1 day of May, 19 81 *

Filing Fee \$ 25 Received: ☒ Check

☐ Cash

☐ Other

#219

William E. Hammond, Zoning Commissioner

Petitioner Celmer

Submitted by John B. Gontrum

Petitioner's Attorney John B. Gontrum

Reviewed by WMC

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 056986

DATE 7/13/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: John B. Gontrum

FOR: Filing fee for Case #82-36-SFH

625700 14 250 1981
VALIDATION OR SIGNATURE OF CASHIER

Petition for Special Hearing

15TH DISTRICT
ZONING: Petition for Special Hearing

LOCATION: South side of Mitchell Road, 2,054' S of Bay Avenue

DATE & TIME: Tuesday, August 11, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner or his Deputy Zoning Commissioner should approve a non-conforming use for storage, warehouses, service garage and boat yard.

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the south side of Mitchell Road at the distance of 2,054' 62" measured along the east side of Mitchell Road South from the centerline of Bay Avenue, thence leaving Mitchell Road and running for five lines of division as follows:—South 2 degrees 50' minutes West 120 feet, South 71 degrees 58' minutes East 15.60 feet, South 13 degrees 09' minutes East 313.50 feet, South 83 degrees 02' minutes West 468 feet and North 1 degree 10' minutes East 574.54 feet to the south side of Mitchell Road, and thence running and binding on the south side of Mitchell Road South 76 degrees 36' minutes East 350 feet to the place of beginning. Containing 4.70 acres of land more or less.

Being the property of Andrew Celmer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 11, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
Of Baltimore County

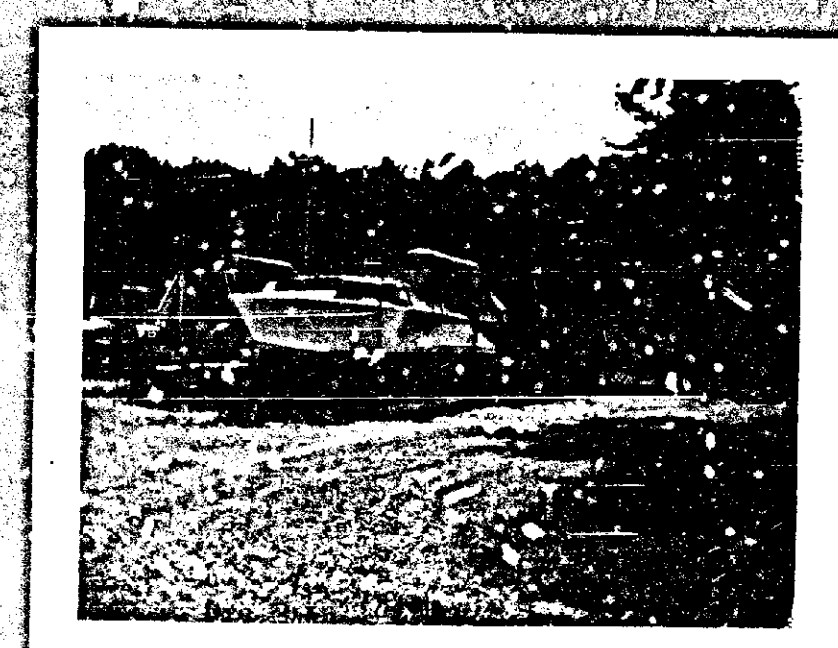
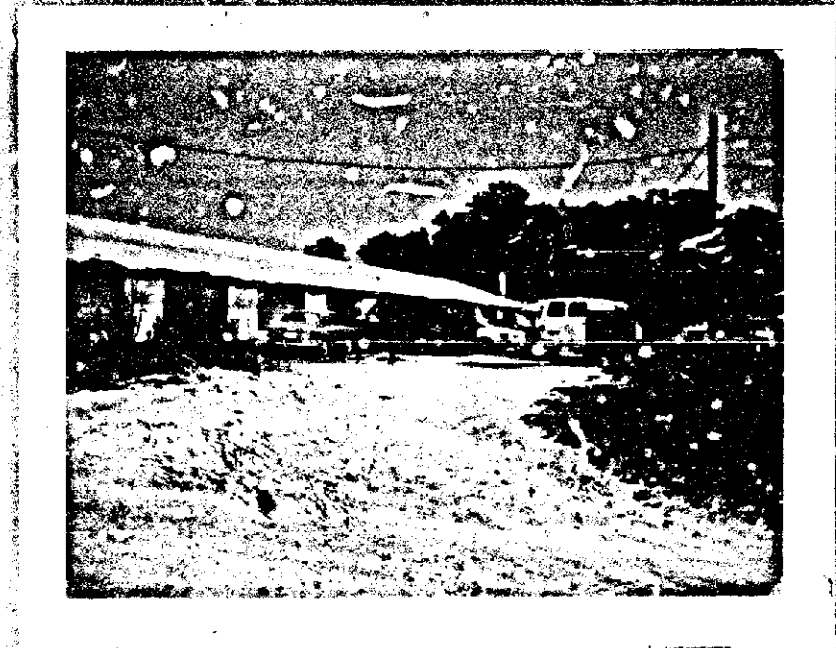
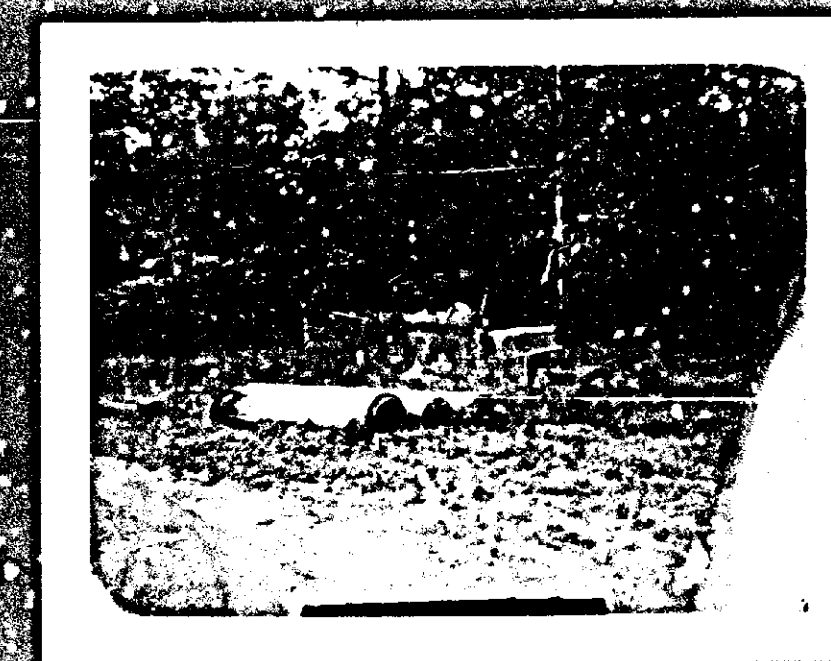
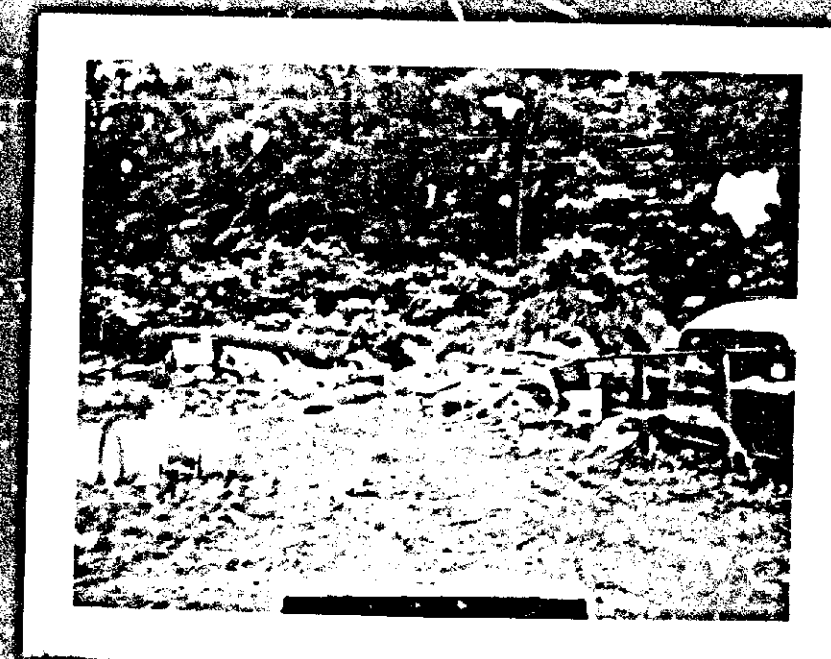
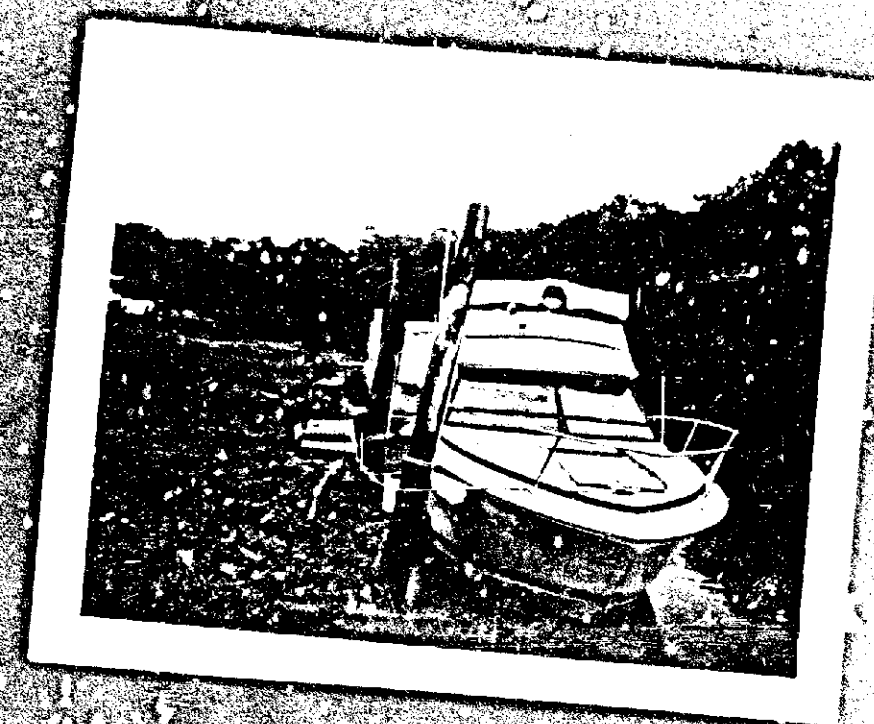
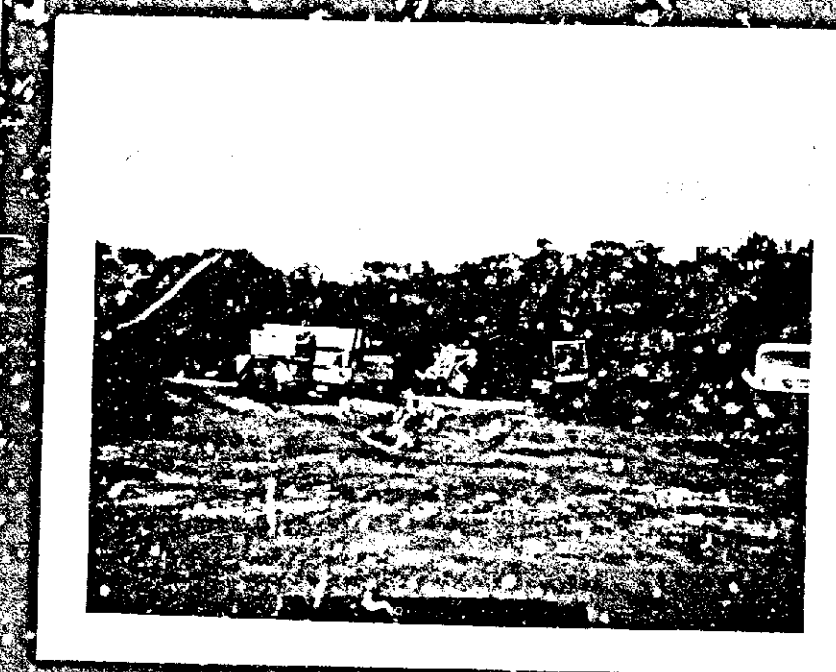
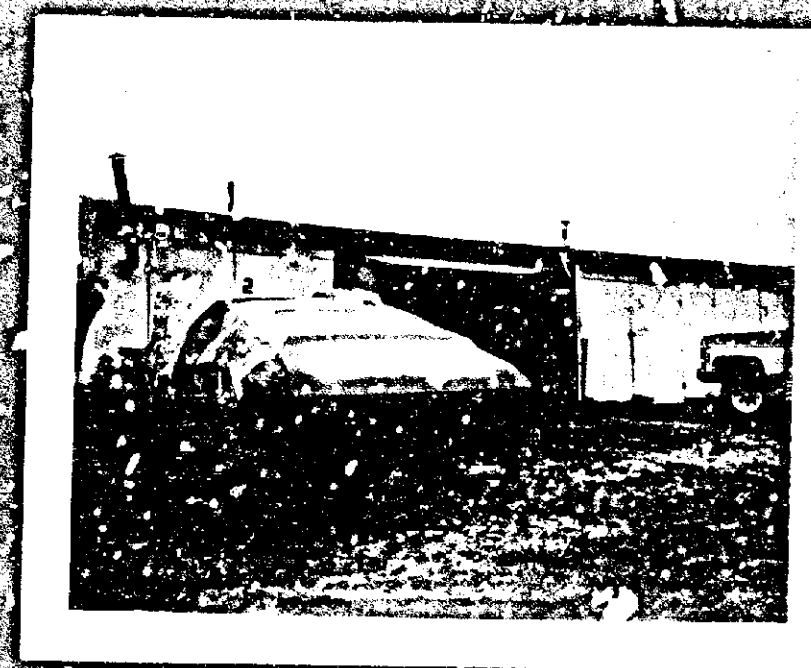
The Times

Middle River, Md., July 23 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of July, 1981

and July 2 Publisher.



LOCATION MAP
No Scale

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BUILDINGS

1. FRAME & CONC. - 40'X141' 5640 SQ. FT. SERVICE GARAGE FOR REPAIR OF BOATS & CARS
2. FRAME & CONC. - 24'X215' 4737.5 SQ. FT. " "
3. CORR. METAL - 25'X54' 1350 SQ. FT. CONTRACTORS EQUIP. STORAGE
4. FRAME & CONC. - 15'X260' 3900 SQ. FT. SERVICE GARAGE FOR REPAIR OF BOATS & CARS
5. FIBERGLASS - 11'X21' 231 SQ. FT. (FARM USE)
6. FIBERGLASS - 22'X25' 550.54 SQ. FT. (FARM USE)
7. CORR. MET. - 13'X22' 286 SQ. FT. (FARM USE)

OUTSIDE STORAGE OF DAMAGED OR DEAD TO VEHICLES

PROPERTY OF
ANDREW CELMER

DEED REF. 1700-166
15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
DATE: 4-15-81
REVISED - 8-22-81

PLAT TO ACCOMPANY SPECIAL HEARING FOR NON-CONFORMING USE FOR - SERVICE GARAGE, BOAT YARD AND CONTRACTOR'S STORAGE YARD

REVISED PLANS

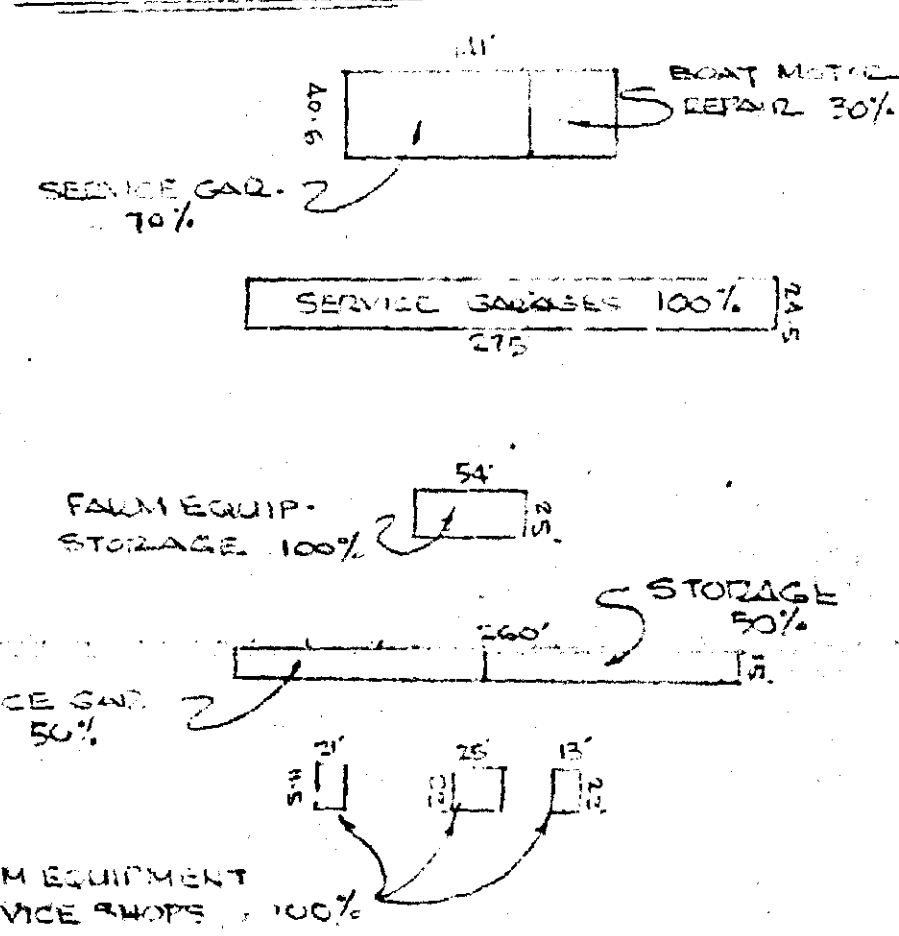
AUG 31 1980

REV # 219



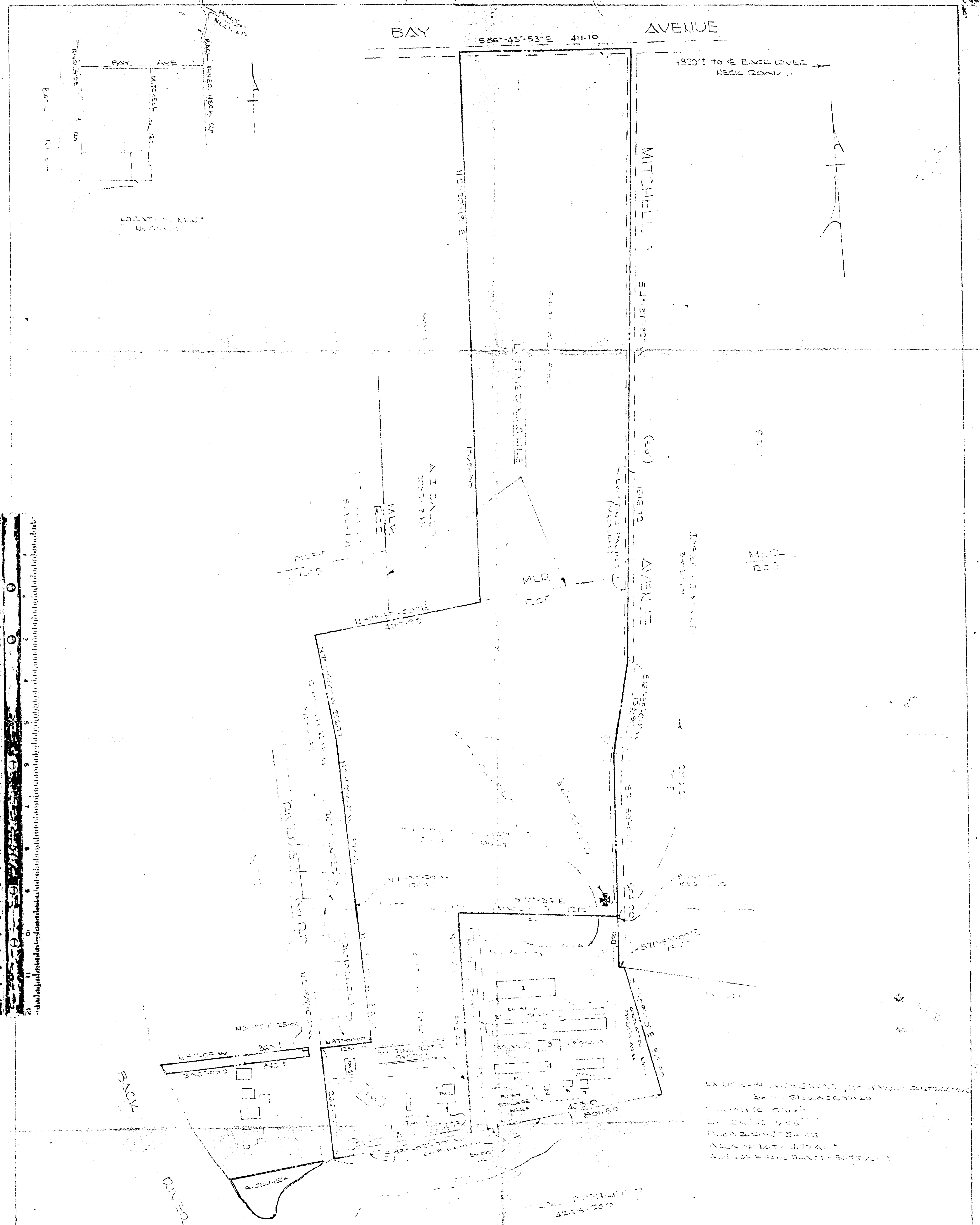
FRANK B. LEW
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

BUILDING USES



SCALE: 1"=100'

EX. USE - SERVICE GARAGE, BOAT YARD, CONTRACTOR'S EQUIP. STORAGE YARD
PROP. USE - SAME
EX. ZONING - D-2.5
PROP. ZONING - SAME
AREA OF LOT - 1.70 AC. ±
AREA OF WHOLE TRACT - 30.73 AC. ±



1
2
3
4
5
6
7
8
9
10
11
12

PARTICULARS AVAILABLE
SETTLEMENT AS NOTED

BUILDINGS

1. FRAME & CONC. - 40' X 101' - 64100 SQ. FT. - BUILDING FOR STORAGE OF FERTILIZER
2. FRAME & CONC. - 24' X 275' - 6715 SQ. FT. - " " " "
3. CORR. METAL - 25' X 54' - 1350 SQ. FT. - CONTAINING EQUIPMENT
4. FRAME & CONC. - 15' X 260' - 3900 SQ. FT. - SERVICE GARAGE FOR TRAILER & BUS
5. FIBERGLASS - 11' X 21' - 231 SQ. FT. (FARM USE)
6. FIBERGLASS - 21' X 25' - 525 SQ. FT. (FARM USE)
7. CORR. MET. - 13' X 21' - 273 SQ. FT. (FARM USE)

No OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES

PLAT TO ACCOMPANY SPECIAL HEARING FOR NON-
CONFORMING LOT FOR SERVICE GARAGE AND
BOAT YARD AND CONTRACTOR'S STORAGE YARD

**PETITIONER'S
EXHIBIT 1**

Item #219



FRANK S. LEE
1917 NEIGHBORS AVE.
BALTIMORE, MD 21237